

MA 22-08 – 4928 Universal – 1st Submittal review cycle

START DATE: 08-05-22	DUE DATE: 08-31-22	TRC/STAFF Comments issued on: 09/ 01 /2022
----------------------	--------------------	--

Review Group	Staff	RCVD:	Comments	Cleared Comments
Planning Dept.	Mike Elabarger		<ol style="list-style-type: none"> <u>Overall Project Scope</u> - Planning Staff wishes to discuss the overall intent of this project as it relates to the requested Zoning District and the intention to develop the RM/Single-family detached portion under both Cluster Development (LDO 3.1.B) and Conservation Subdivision (LDO 6.3) and preserve an immense amount of open space. Conservation Subdivision is a very intense and detailed means of development. The level of specificity included across the 10-sheet concept plan may be too detailed for the zoning entitlement stage of development. See next comment also. <u>Conditional District</u> -- Staff suggests revising application to make this request for Conditional Districts (LDO 3.3) for one or both districts. The RM portion could propose, by Condition, to commit to subdividing under LDO 6.3. Conservation. Discuss with Planning staff (Town & WithersRavenel). <u>TIA</u> - Per LDO Section 8/8.C. a Traffic Impact Analysis (TIA) is required for the number of dwelling units proposed (unless Applicant can provide ITE data that shows project is below thresholds for TIA). Process begins by requesting Scoping Meeting with Planning Director; please start that ASAP. <u>Neighborhood Meeting</u> – Per Text Change 21-01, adopted 12/7/2021, Appendix A Handbook part 2.3 was amended to include details on required Neighborhood Meeting for Map Amendments. Read details; confer with Staff as to best/most appropriate to hold this (prior to Planning Board). <u>Collector Road</u> – The 2002 Thoroughfare Plan called for a New Collector level road following the Universal footprint. The 2021 CTP, Collector Recommendations (page 83/131) does not call for this. Further investigation on this is required. <u>FYI Annexation</u> – see ANX 22-05 for status/comments about the Voluntary Annexation. 	
Planning & Zoning (WithersRavenel)	Karen Mallo / Liza Monroe	8/31/22	See two (2) PDF's – 1.) A memo dated 8-31-22 and 2.) Mark-up comments on the Concept plan document.	
Parks & Recreation	JG Ferguson/	8/31/22	1. See PDF of exhibit from Greenway plan (https://www.rolesvillenc.gov/parks-recreation/adopted-plans) in/for this vicinity of Rolesville.	

MA 22-08 – 4928 Universal – 1st Submittal review cycle

	Eddie Henderson		<p>2. Per LDO section 6.3.1.J: <i>“Where land is designated as part of the Town’s adopted greenway system, development shall comply with the Town’s adopted plans and include the creation of new greenway trails. New development may also provide additional greenways and/or connections to greenways in accordance with the standards of this Section.”</i> The proposed section of Greenway is part of the Town’s adopted Greenway Plan; presently it is noted just as “Proposed 30’ Greenway Trail Easement”. Revise to clearly indicate Proposed Easement and Greenway Trail.</p> <p>3. Review/revise to ensure Greenway shown on concept plan will connect to the adjacent Greenway stub as part of the 5109 Mitchell Mill Road Project: https://www.rolesvillenc.gov/sites/default/files/uploads/projects/v3_ma_22-06_5109_mitchell_mill_rd_concept_plan.pdf . The stub looks like it is ending near the property lines of 3608 & 3604 Gideon Drive. Please reference the adopted Greenway Plan.</p>	
Engineering (CJS/B&M)	Brian Laux / Jacque Thompson	8/31/22	See two (2) PDF’s – 1.) A memo dated 8-31-22 and 2.) Mark-up comments on the Concept plan document.	
COR Public Utilities	Tim Beasley	8/31/22	(via email) FYI – Public water line extension at this time is approximately 5,700 LF via Jonesville Rd, including crossing the US 401 Bypass and acquiring the necessary off-site easement.	
Wake County Watershed Management	Janet Boyer	8/25/22	Parcels are currently in Wake County jurisdiction. [per Aerial imagery analysis, 2018-present] It appears that land disturbing activity has taken place prior to permitting. FEMA flood present - Sewer connection may require flood study. Contact flood administrator for further information.	
NCDOT	Matt Nolfo	8/12/22	<p>1. Please label and include existing conditions of streets being connected to.</p> <p>2. Depending on the AADT of Jonesville Road, left turn lanes may be needed. It appears the closest AADT number we have is north of the highway, which is not a good indicator of the volumes on this road.</p> <p>3. Explain how lots 80, 81, 82 access Street A. Look into ways to minimize access points within 100’ of Jonesville Road (this level of detail is/may be more appropriate at Preliminary Plat/Construction Drawing).</p>	
Wake County Fire / EMS	Brittany Hocutt	8/24/22	No comments	